



Item Number: 11

City Council / Board of Directors

Written Communications

Meeting of: October 3, 2023

Submitted By:

Scott Webb, City Planner

Subject:

Wellness Center Project – Award of Contract with Apple Valley Communications Inc. for Low Voltage Contractor Services

Recommendation:

That the Honorable City Council approve a low voltage construction contract with Apple Valley Communications Inc. in an amount not to exceed \$1,323,485 for the furnishing, delivery and installation of a data network wire/cabling system, paging communications system, access control card reader system, intrusion alarm system and video surveillance system throughout the Wellness Center Campus.

Fiscal Impact:

This action will result in a fiscal impact of \$1,323,485. An additional appropriation is not required. The low voltage construction contract discussed in this staff report would be funded by American Rescue Plan Act (ARPA) funding available for capital projects. There are sufficient funds available from ARPA to cover the capital expenses for this contract. Please refer to the budget account number and funding source shown below:

Account No.	Funding Source
2770010-55000-97063	ARPA (Capital)

To date, prior to this City Council Meeting Agenda, contracts and purchases totaling an estimated \$40,603,523.83 have been approved for this Wellness Center project. Taking this action in accordance with the staff recommendation for this item will increase total contracts and purchases to an estimated \$41,927,008.83. Capital funding sources for the overall Wellness Center Project have come from Homeless, Housing, Assistance and Prevention (HHAP), ARPA, Permanent Local Housing Allocation (PLHA) and Community Development Block Grant (CDBG). Use of the ARPA funds for this contract is consistent with the funding plan approved by the City Council on July 20, 2021, and authorization granted to the City Manager to reallocate ARPA funds among funding categories.

Strategic Plan Goal:

This item aligns with Goal D in the 2023 Strategic Plan, “Reduce Homelessness”. Completion of the Wellness Center continues to be the City’s priority project for working to reduce homelessness through the provision of shelter and wraparound services.

Background:

In April 2022, construction on the Wellness Center campus commenced. This 4.5-acre campus, located at 16902 First Street, will provide 170 shelter beds and a wide range of programs and supportive wraparound services to homeless individuals and families. Barring any future delays, the Wellness Center is expected to open for operations in December of 2023.

The Wellness Center was originally envisioned within the City’s 2019 Homelessness Solutions Strategic Action Plan, which includes a primary goal of establishing enhanced shelter operations, and was later spurred by the award of \$28 million in Homekey funds from the California Department of Housing and Urban Development (HCD) on December 15, 2021. The Homekey grant initially required the construction of the project to be completed within one year of award, by December 15, 2022. However, HCD has since granted the City time extensions through October 19, 2023 for substantial construction completion and January 17, 2024 for occupancy.

Due to the original accelerated timing requirements of the Homekey grant, the City initiated a phased approach to the construction of the Wellness Center campus that allowed construction to start before all the construction plans were finalized. Although the main low voltage conduits for fiberoptic and other communication wiring/cabling have been installed during construction, the main finishing work of the low voltage improvements were not included in prior construction contract awards due to the incomplete status of the low voltage plans at that time.

Discussion:

The scope of work for the low voltage electrical project requires that the contractor furnish, deliver and install the following throughout the Wellness Center campus:

- Data network and network wire/cabling system;
- Paging communications system;
- Card access control system;
- Intrusion alarm system; and
- Video surveillance system.

The above-mentioned systems have been designed to be compatible with existing systems the City is already using in other public facilities. These low voltage amenities, security measures and communication improvements will become an integral part of the efficient and effective operations of the facility.

In accordance with Section 2.28.210 of the Victorville Municipal Code, staff completed a Request for Bids (RFB) to solicit qualified contractors for the project. The RFB was advertised for a period of three weeks with a mandatory pre-bid meeting at the job site occurring on September 11, 2023. Bid submissions were due and opened on September 21, 2023. Two bid submittals were received, Apple Valley Communications Inc. and IREX, with Apple Valley Communications Inc. submitting the lowest bid at \$1,323,485.

Further, after reviewing the two bid submittals, it is determined that IREX was non-responsive to the bid solicitation as their bid submittal was missing a bid bond, executed federal documentation, and a completed Contractor Qualification form which tells us their past projects similar to this one. Apple Valley Communications, Inc. has turned in a responsive bid as they have executed and provided all the required documentation.

If awarded, the term of the proposed contract is set at 35 working days, and staff hopes to have the entire scope of work completed prior to the end of this calendar year. This low voltage electrical scope of work does not need to be complete prior to a substantial completion of construction determination by HCD, but is needed prior to operations of the facility.

Staff recommends that the City Council approve the proposed low voltage construction contract with Apple Valley Communications Inc. in an amount not to exceed \$1,323,485 for the furnishing, delivery and installation of a data network wire/cabling system, paging communications system, access control card reader system, intrusion alarm system and video surveillance system throughout the Wellness Center Campus.

Attachments:

- A. Wellness Center Construction Contract for Low Voltage Contractor Services